



CULTURAL RESOURCES OFFICE PRESERVATION BOARD

REGULAR MEETING

MONDAY – APRIL 25, 2016 — 4:00 P.M.

1520 MARKET ST. #2000

ST. LOUIS, MO. 63103

www.stlouis-mo.gov/cultural-resources

Approval of the March 28, 2016 minutes

Approval of the current Agenda

PUBLIC HEARING at 5 PM

A. Compatible New Construction Policy

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C. 2212-30 SHENANDOAH	McKinley Heights HD	Construct five single family houses	16
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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: April 25, 2016
ADDRESSES: 2415-17 S. 7th Boulevard and 721 Victor Street
ITEM: Demolitions of 2403, 2405, 2415-17 S. 7th Boulevard and 721 Victor Street and construction of an apartment building at 2415 S. 7th Boulevard
JURISDICTION: Soulard Local Historic District; Soulard National Register Historic District Ward 7
Staff: Betsy Bradley, Cultural Resources Office



PROPOSED NEW APARTMENT BUILDING AT CORNER OF VICTOR AND S. 7TH BOULEVARD

OWNER:

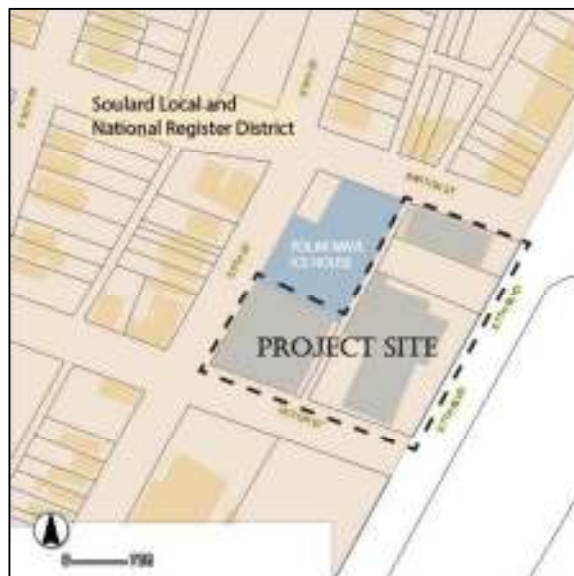
Whistler One L.L. C

APPLICANT:

Joe Klitzing/KlitzingWelsch

RECOMMENDATION:

that the Preservation Board approve the demolition of existing buildings and structures and grant preliminary approval to the proposed new construction.



THE PROJECT:

Whistler One L.L.C. has provided copies of contract for the purchase of four parcels at 2403, 2405, and 2415-17 S. 7th Boulevard and 721 Victor Street that it proposes to redevelop. The project would entail the demolition of a number of small warehouses and industrial structures: two buildings on the Victor Street property, one a Merit building and the other non-contributing, being constructed after both 1929, the date used in the Soulard Neighborhood Local Historic District Standards for the end of historic significance, and 1941, the cut-off date for contributing resources in the Soulard National Register Historic District; 2415-17 S. 7th Boulevard, Victor Iron Works, consisting of small buildings along S. 7th and a storage yard with a structure supporting traveling cranes at the corner of S. 7th and Victor Street, and another yard on the north side; and a Merit building at the corner of S. 7th and Barton Street. The new building proposed to replace them would be a five-story apartment building of 118 units with 59 on-site parking spaces.

RELEVANT LEGISLATION:

The properties are within the Soulard Neighborhood Local Historic District and National Register District. The historic district status makes these properties subject to review using the Demolition Review Criteria used for Preservation Review Districts. In addition, the Soulard Neighborhood Local Historic District Standards has a Demolition section.

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

The one-story building at 715 Victor is of the type that could be used as a warehouse or light manufacturing; it was built during the early 20th century, and may be the two-part brick building on the site that was part of the William A. Miller Elevator Co. This building is a contributing resource to the Soulard National Register historic district and a Merit building in terms of Ordinance #64689.

The building at the corner of Victor and S. 9th Street, on the same parcel, is a one-story cement block building that would have been built for storage or manufacturing use. It is non-contributing in the Soulard National Register Historic District.

The Victor Iron Works main building at 2415-17 S. 7th, near the center of the blockfront, is depicted on the 1909 Sanborn Map as a one-story brick building. An abutting building to the north has three sections, including an office adjacent to S. 7th. The complex as it currently exists is depicted on the 1951 Sanborn Map. The entire iron works property is a contributing resource to the Soulard National Register historic district and a Merit one in terms of Ordinance #64689.

The one-story brick building at 2403 S. 7th was constructed during the mid-1920s. It was used as a private garage on the 1951 Sanborn Map. This building is a contributing resource to the Soulard National Register historic district and a Merit building in terms of Ordinance #64689.

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.
1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.
In terms of the ordinance, all of the buildings appear to be sound.
 2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial

demolition of a building, or of one or more buildings in a group of buildings, will be considered.

It has not been determined if the abutting buildings have party walls. All are proposed for demolition.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The neighborhood context of the property is the edge of the Soulard Historic District along S. 7th. The buildings on Victor face the parking lot of the Humboldt School. The adjacent Polar Wave property has just been rehabilitated for rental apartment use. Other historic and new buildings that are neighboring properties are in good repair.

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

The two one-story buildings at 721 Victor and the one-story building at 2403 S. 7th have some potential for reuse for light industry or commercial uses. The Victor Iron Works property has more limited potential for re-use given the configuration of the small buildings.

There are buildings similar to the larger one-story buildings used for other than residential purposes in Soulard. The industrial and commercial one-story buildings do not lend themselves for residential conversion, and residential properties are in demand in Soulard, as the success of the adjacent Polar Wave project indicates.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

The owner has not provided this type of information as it wishes to demolish the buildings to redevelop the property. The usual importance of the use of historic tax credits in making projects work would not be the case for these properties. Work done to the building at the corner of Victor and S. 9th would not be eligible for tax credits. As the crane structures in the storage yards are historic, and part of the setting, tax credit project(s) could be limited by requirements to not demolish historic structures. In this case the use of historic tax credits could limit the possibilities for incorporating the historic buildings into a new use, rather than support it.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

Not applicable as all properties would be demolished in total.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The integrity and character of the block on which these properties stand has one of the more varied compositions in Soulard in terms of continuity, rhythm, balance and density. The lack of density due to the open storage yards on S. 7th is an historic 20th century configuration. The density typical of Soulard is present on Victor and S. 9th Street with the commercial buildings holding the corner and abutting the Polar Wave complex.

The loss of the properties proposed for demolition would have an effect on the urban design of this block and the highly-visible S. 7th blockfront with its unusual character, particularly if new construction did not follow.

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;

The project proponent has submitted proof of option contracts.

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;

The applicant proposes to construct a five-story apartment building of 118 units with 59 parking spaces on site.

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

The architectural compatibility within the Soulard Historic District is addressed through the consideration of the Historic District New Construction Standards below.

4. The proposed use complies with current zoning requirements;

The parcel is zoned "J", Industrial and re-zoning would be required.

5. The proposed new construction would commence within twelve (12) months from the application date.

The construction schedule would comply.

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not applicable as each property will be operated separately.

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable.

Soulard Neighborhood Historic District Rehabilitation and New Construction Standards

211 Demolition

Comment: Buildings which were built before 1929 are considered historically significant to the character and integrity of the Soulard Historic District. These buildings are an irreplaceable asset, and as such, their demolition is strictly limited.

Ordinance No. 61366 [this ordinance was repealed with the adoption of Ordinance #64689] of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Soulard Historic District, except that the following Sections of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, or deleted as noted:

Section Two (i) is revised to state as follows:

"Structure" means any building or improvement of any kind for demolition of which a demolition permit is required and with respect to which an application for a demolition permit is filed.

Section Seven (3) is revised to state as follows:

(3) Condition: The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, and the threat to the public health, safety, and welfare resulting therefrom cannot be eliminated with reasonable preventative measures, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation, or restoration required to obtain a viable structure.

Sound Structures with apparent potential for adaptive reuse, reuse, and/or resale shall generally not be approved for demolition unless application of Criteria 1, 4, 6, and 7 indicates demolition is appropriate.

Structurally attached or groups of buildings: The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated.

Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Comment: Reasonable preventative measures as referenced herein, include, but are not limited to, the erection of temporary sup-ports, and the erection of temporary barriers or barricades to protect pedestrians from falling debris. ...

Section Seven (4) Is revised to state as follows:

A. Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction, the application for demolition shall generally be approved.

Not applicable.

B. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner If the application Is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

Section Seven (6) 15 amended to add the following:

(F.) the proposed plan, although calling for demolition of one or more Structures, will result in the preservation of buildings which are (i) High Merit, Merit, or Contributing; and (ii) In need of substantial rehabilitation.

Not applicable.

Section Seven (7) is deleted.

Section Seven (8) is renumbered Section Seven (7).

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

On the recommendation of the Soulard Restoration Committee, a Model Example was identified in the Lemp Brewery complex as one with a larger scale than most of the buildings in the Soulard district. It is an industrial building with large industrial sash windows and a flat roof.

301.1 Site

A site plan shall describe the following:

Alignment

New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings.

If a new building is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, the building alignment shall be the same as that which is more dominant within that block on the same side of the street.

If a new building is to be located on a block which is completely empty, then the alignment shall be that which is most dominant within the adjacent blocks or across the street.

Setback

New buildings shall have the same setback as adjacent buildings.

If a new building is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street.

If a new building is to be located on a block which is completely empty, then the setback which is most dominant within adjacent blocks or across the street shall be used.

Setback may be based on a Model Example.

Complies with Alignment and Setback. The new building will be set at the sidewalk line along S. 7th, as is the building at the north corner. Along Victor, which intersects S. 7th at an angle, the building occupies the entire blockfront and stays close to the sidewalk with incremental setbacks.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

The massing of the new building does not introduce any significant new height to the district. The architect calculates that the proposed building would be approximately the same height as the taller portion of the Polar Wave complex on the same block. The significant grade change between S. 7th and S. 9th reduces the visual effect of the overall height of the building, as not all of the lower story would be above grade near S. 9th Street. The four stories of brick and slightly set-back top story of a different material would visually diminish the effect of the five stories. The Humboldt School rises four stories above grade, as visible from Victor, and has two towers above that height. The two-story buildings on the west side of S. 9th have raised basements and parapets that provide some additional height to the residences. The flat roof the proposed building would be consistent with the flat roof of the Polar Wave building.

301.3 Scale

Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e. g., the size of a door relative to a window).

A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.

If a new building is to be located between two existing buildings with different scales, or in the event that there are no adjacent buildings, then the building scale shall be that which is more dominant within that block on the same side of the street.

If the new building is on a block which is completely empty, then the building scale shall be similar to that of buildings in adjacent blocks.

Comment: Building height, shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building; to the crown molding on a building with a mansard; to the roof ridge on a building with a sloping roof.

When several buildings, or a long building containing several units, are constructed on a sloping street, the building(s) shall step down the slope in order to maintain the prescribed height. The step shall occur at a natural break between units or firewalls.

The building would be of a larger scale than is common in Soulard. The east façade of the building would face S. 7th, a wide boulevard street. As Humboldt School and its parking lot dominate the block to the south on S. 7th and a large multi-family residential unit is at the south end of the S. 7th blockfront to the north, the proposed building would not be a stark contrast in scale to any buildings other than those on the west side of S. 9th, which it would not face. The building is held back from the corner of Victor and S. 9th Street so that its taller height would not be as close to the historic buildings. An entrance to the parking lot would separate the new building from the approximately two-story portion of the Polar Wave site.

Victor has a noticeable slope, as well as angle at its intersection with S. 9th and S. 7th. Rather than vary the height of the building, the ground story will be set into the slope.

The scale of the building will be visually reduced with the use of vertical plane breaks, the vertical rectangular form of which will have some relationship to the vertical forms of the residential building across S. 9th and elsewhere in Soulard.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Small design elements break up the façades of the proposed building and establish appropriate proportions for the parts of the building to it in entirety and that are compatible with, and perhaps comparable to, those of neighboring buildings. Continuous band courses above the ground and third-floors, as well as the band capping the brick portion of the building; the multi-paned windows based on industrial steel sash; varying expanses of brick; and the recessed top story that diminishes its presence are design features that ground the building in the proportions of the historic buildings in Soulard.

301.5 Ratio of Solid to Void

The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.

The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.

The height of a window in the Public Facade shall be between twice and three times the width.

The ratio of solid to void may be based on a Model Example.

Complies in that the ratio is based on the Model Example. The ratios on the block and nearby buildings vary somewhat: from the windowless portion of the Polar Wave property to the north wall of the Humboldt School. The window openings will be filled with sash comparable to industrial steel sash; some units will have sash that fold back to create an inset balcony, rather than projecting elements of this type.

301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Soulard Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Soulard Historic District is red or orange with only minor variations in coloration.

Stone common to the Soulard Historic District.

Scored stucco and sandstone.

4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

For foundations:

Stone, new or reused, which matches that used in the Soulard Historic District;

Cast-in-place concrete with a stone veneer; or

Cast-in-place concrete, painted.

Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Glazing shall be clear, uncolored glass or based on a Model Example.

Two colors of brick are proposed for the street facades. The foundation material is yet to be selected. The color of the set-back fifth story is seen to be more important than the actual material; it will be neutral in character, and a material that may be painted an appropriate monochromatic color.

302 Private Facade of New Construction

Materials at private Facades of new construction shall be one of those listed in 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

Fiber cement board in a color(s) similar to the bricks used on the east and south façades is proposed.

Not applicable.

ARTICLE 4: SITE

The design of how to handle the grade change, site work, walls and fences, accessibility, sidewalks and steps, landscaping, and lighting have not yet been determined.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- The buildings and structure proposed for demolition are a mix of Merit resources and un-protected ones. Yet they do not convey strongly the architecture and history of the Soulard Neighborhood that has been recognized as significant as the earliest surviving residential neighborhood in the city.
- The circa 1920s buildings at 721 Victor and 2403 S. 7th are contributing resources to the Soulard Neighborhood Local and National Historic District due to their age and therefore are Merit buildings. The Victor Iron Works complex of buildings and storage yard structures are identified as contributing to the Soulard Historic district and therefore is a Merit property. The dates of construction of the later buildings on the iron works property have not been determined and could be before or after the 1929 cut-off. The 1950s building on the 721 Victor property is a non-contributing building and therefore is not in a protected category.
- The buildings are Sound, in terms of the Ordinance.
- There is no evidence that any of the buildings would have to be reconstructed to be put back into use.
- There is no evidence that the demolition of these properties would be directly related to the preservation of other buildings in need of rehabilitation.
- The locations of the properties in a National Register historic district means that historic tax credits could be used to fund rehabilitation projects, except for the building at the corner of Victor and S. 9th. Yet the nature of the buildings and the limitations of historic tax credit program standards would hamper the redevelopment of both properties for new uses in Soulard.
- The demolition of the existing buildings and construction of the proposed apartment building would have a significant effect on urban design of the block and frontage on S. 7th and Victor, in particular. The varied character of the S. 7th and Victor blockfronts would be replaced by uniform blockfronts.
- The proposed new construction is a five-story apartment building consisting of 118 units and 59 on-site parking spaces. The building responds to the intent of the New Construction section of the Soulard Historic District Standards, while not meeting every standard. An industrial building with large windows filled with industrial sash is the Model Example for the building, which has similar fenestration.

- The building has a scale that is seldom seen in Soulard, but is on the same block as the large-scale Polar Wave complex and across the street from Humboldt School. The height of the building would approximate that of the taller portion of the Polar Wave complex. Design elements have been introduced to reduce the visual effects of the scale and height.
- The façade materials, as well as returns on non-street-facing elevations, will be two colors of brick, and meet the standards for façade materials. The materials for the fifth story and for the private facades of the building do not meet the standards.
- The design of how to handle the grade change, site work, walls and fences, accessibility, sidewalks and steps, landscaping, and lighting has not yet been determined.
- A review of the Soulard Historic District New Construction Standards indicates that the proposed new building meets the requirement to be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors.
- The proposed construction would require a zoning change and would begin within one year.
- While the proposed new construction would require the demolition of Merit buildings and structures, the review of the demolition review criteria points to challenges for rehabilitation of the existing buildings. The proposed new construction may be sufficient reason to approve the demolitions.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board approve the demolition of existing buildings and structures and grant preliminary approval for the new construction, with the stipulation that final drawings, site work elements, details, materials and colors are reviewed and approved by the Cultural Resources Office.



TWO BUILDINGS AT 721 VICTOR



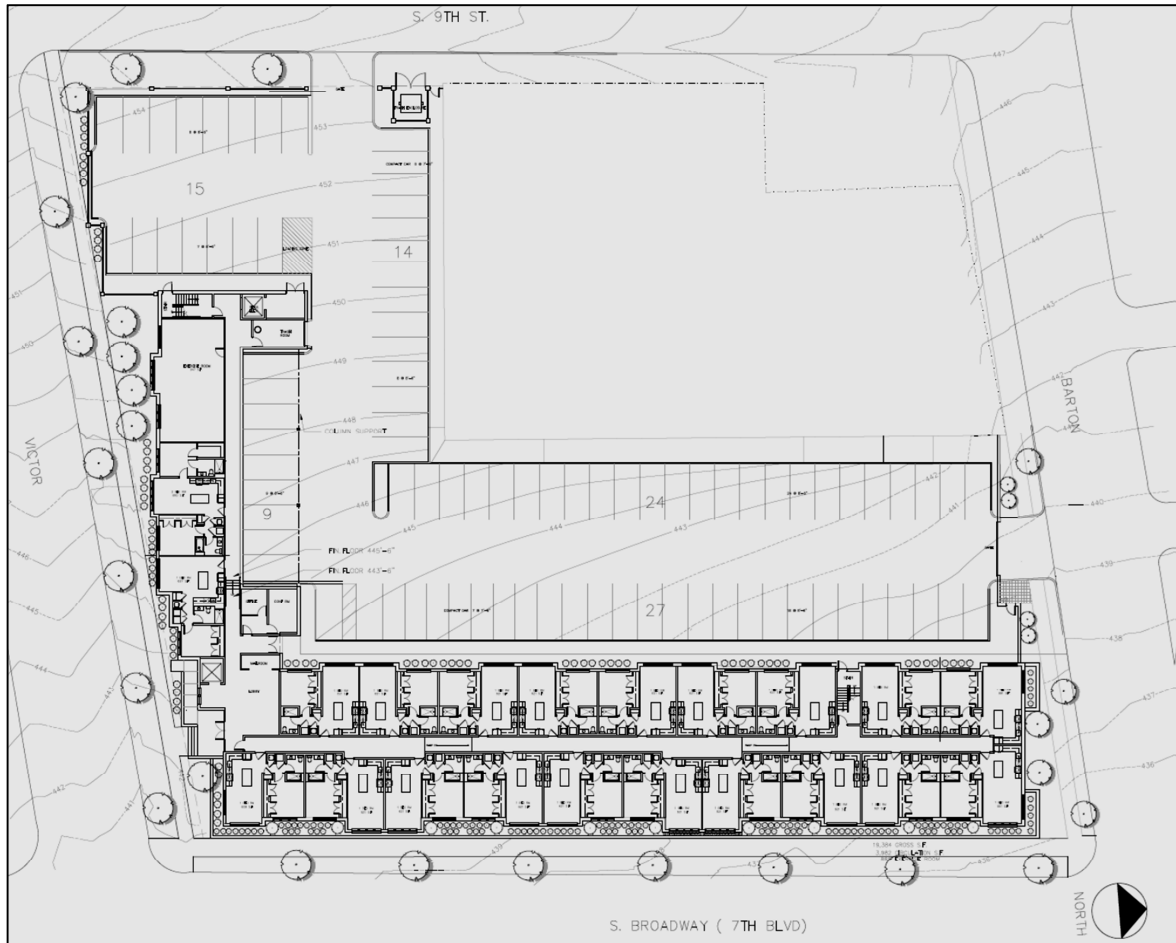
VICTOR IRON WORKS AT 2415-2417 S 7TH



2403 AND 2305 S 7TH



MODEL EXAMPLE ON LEMP BREWERY PROPERTY



SITE PLAN



EAST ELEVATION

S. 7th FAÇADE

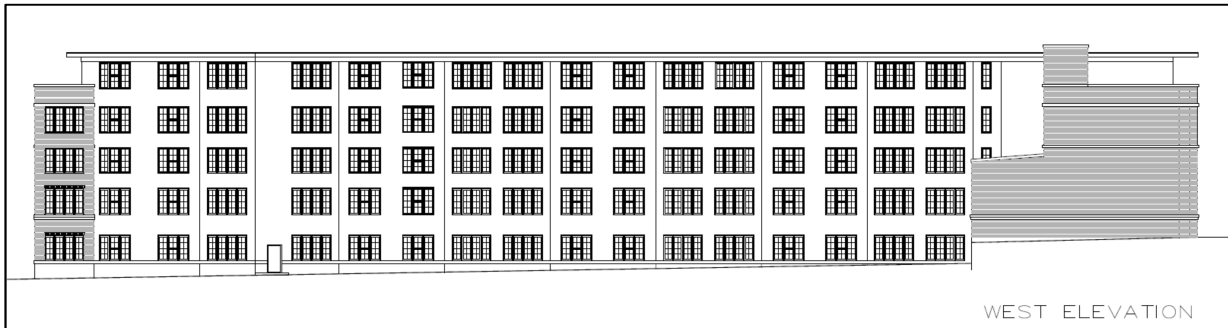


VICTOR STREET FAÇADE



NORTH ELEVATION

BARTON FAÇADE AND NORTH ELEVATION



WEST ELEVATION

WEST ELEVATION



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
Cultural Resources Department

C.

DATE: April 25, 2016
ADDRESS: 2212, 2218, 2222, 2226 and 2230 Shenandoah Avenue
ITEM: Preliminary Review: construction of five single-family detached houses.
JURISDICTION: McKinley Heights Local Historic District — Ward 7
STAFF: Jan Cameron, Cultural Resources Office



2212-2230 SHENANDOAH AVENUE

OWNER/DEVELOPER:

Affordable City Homes of St. Louis, Inc.

ARCHITECT:

Curtiss W. Byrne, Architect LLC

STAFF RECOMMENDATION:

That the Preservation Board grant preliminary approval for the new construction, with the stipulation that the visible side elevations of 2212 and 2230 have full brick gables; that the remaining side elevations have additional gable trim, and that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct five detached single-family residences, one of which will be an accessible unit, on a large vacant parcel on a triangular block at the intersection of Shenandoah Avenue and Beauty Alley, in the McKinley Heights Local District.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, the McKinley Heights Historic District:

301 PUBLIC AND SEMI-PUBLIC FACADES OF NEW CONSTRUCTION

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site:

A site plan shall describe the following:

- 1) Alignment
 - a. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....
Complies.
- 2) Setback
 - a. New buildings shall have the same setback as adjacent buildings.
 - b. If a new building is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street....

Complies. The building line of this block of Shenandoah varies, with some houses set at the sidewalk, others set further back, and one or two sited in the center of the parcel. The new houses will be slightly set back from the line of properties to either side to accommodate the existing historic stone wall, which is being rehabilitated as part of the project.

301.2 Mass:

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The buildings will be similar in mass to the Model Example.

301.3 Scale

- 1) Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e. g., the size of a door relative to a window).
- 2) A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.

Complies. The buildings will be two-stories in height, as is characteristic of the majority of buildings on the block, and floor-to-ceiling heights will be similar, following the Model Example.

- 3) If a new building is to be located between two existing buildings with different scales, or in the event that there are no adjacent buildings, then the building scale shall be that which is more dominant within that block on the same side of the street....

Complies. The building adjacent to the east is a two-story commercial building of much larger scale but placed at a much lower grade than the project site. The building to the west of the site is at a slightly lower grade, but is two and one-half stories in height. The scale of the five new buildings will provide an acceptable transition between the two.

301.4 Proportion

Proportion is a system of mathematical ratios that establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Complies. Proportions of openings and details will follow the Model Example.

301.5 Ratio of Solid to Void

- 1) The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
- 2) The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
- 3) The height of a window in the Public Facade shall be between twice and three times the width.
- 4) The ratio of solid to void may be based on a Model Example.

Complies. The area of doors and windows and their proportions follow the Model Example.

301.6 Facade Material and Material Color

- 1) Finish materials shall be one of the following:
 - a. For walls:
 - i. Kiln-fired brick (2-1/3" by 8" by 3-5/8")
Comment: Brick within the McKinley Heights Historic District is typically laid in a running bond with natural gray, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the McKinley Heights Historic District is red or orange with only minor variations in coloration.
 - ii. Stone common to the McKinley Heights Historic District.
 - iii. Scored stucco and sandstone.
4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Partly complies. The front façades will be faced with brick of a consistent color. On the three center units, the brick will return 10 feet at each side

elevation, the same as the distance between the buildings. The gable ends will be sided. As the 10-foot distance between the buildings will expose the side elevations to some street view, the Cultural Resources staff suggests that a 12-inch friezeboard, running the length of the façade, be installed above the brick to properly delineate the gable ends.

On 2212 and 2230, the end units, the front half of the exposed side facade will have two stories of brick and a 1-story rear portion that will be sided, creating the appearance of a brick front block with a sided addition. The developer has agreed that the side gable will also be brick.

b. For foundations:

- i. Stone, new or reused, which matches that used in the McKinley Heights Historic District
- ii. Cast-in-place concrete with a stone veneer; or
- iii. Cast-in-place concrete, painted.

Complies. Buildings will have cast-in-place exposed foundations that will be painted.

- 2) Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies.

- 3) Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

302 PRIVATE FACADE OF NEW CONSTRUCTION

Materials at private Facades of new construction shall be one of those listed in 301.6 except that wood or vinyl siding need not be based on a Model Example.

303 GARAGES AND CARPORTS IN NEW CONSTRUCTION

- 1) Garages and Carports are not regulated except as follows:

- a. Garages and carports shall be set within 10' of the alley line.

Mostly complies. Only the accessible unit will have an attached garage, which is offset from the main house sufficiently that it will have little visibility from Shenandoah Avenue.

- b. Vehicular access shall only be from the alley.

- c. Garage doors shall be parallel to, and face, the alley.

- d. Construction requirements per form:

- i. Garages shall be sided with 4" cover siding of wood, vinyl or finished aluminum,
- ii. 4" beaded tongue and groove siding,
- iii. brick or brick veneer.
- iv. Unfinished siding is prohibited.

Complies. Garages will be sheathed in 4-inch vinyl siding.

- 2) Garage and carport roofs shall be as set forth in Section 201.

- 3) The mass and scale of garages and carports shall be appropriate for their use and shall not visually dominate the main building.

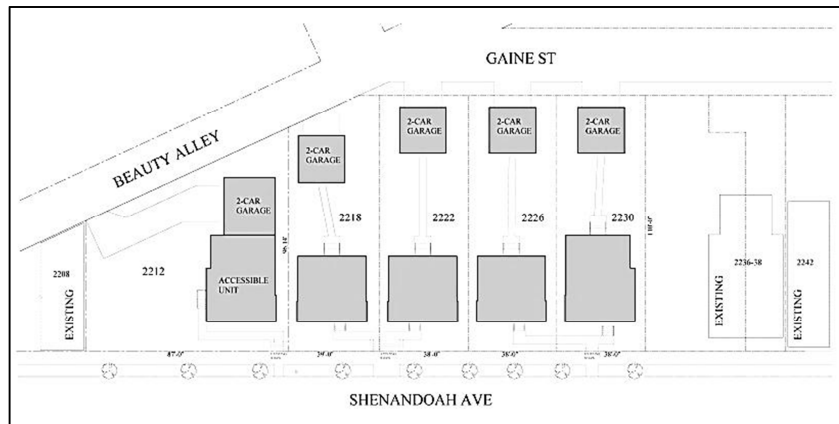
Complies

PRELIMINARY FINDINGS AND CONCLUSION:

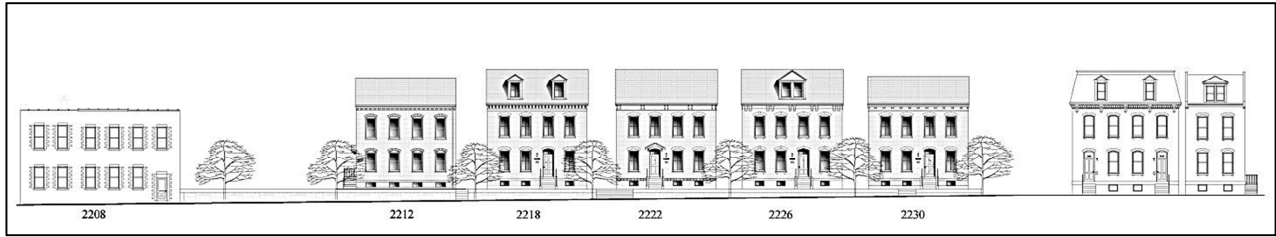
The Cultural Resources Office's consideration of the criteria for new residential construction in the McKinley Heights Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2212-2230 Shenandoah Avenue, is located in the McKinley Heights Local Historic District.
- The design for the new building uses the Model Example but deviates slightly from it in setback, side façade materials and trim details.
- The massing, scale, and proportions of the buildings are appropriate for their site and compatible with adjacent buildings.
- The developer has agreed that the gable ends of the exposed side elevations of 2212 and 2230 Shenandoah will be brick and the other side elevations, which are partly visible, will have a frieze board installed to delineate the gable end.

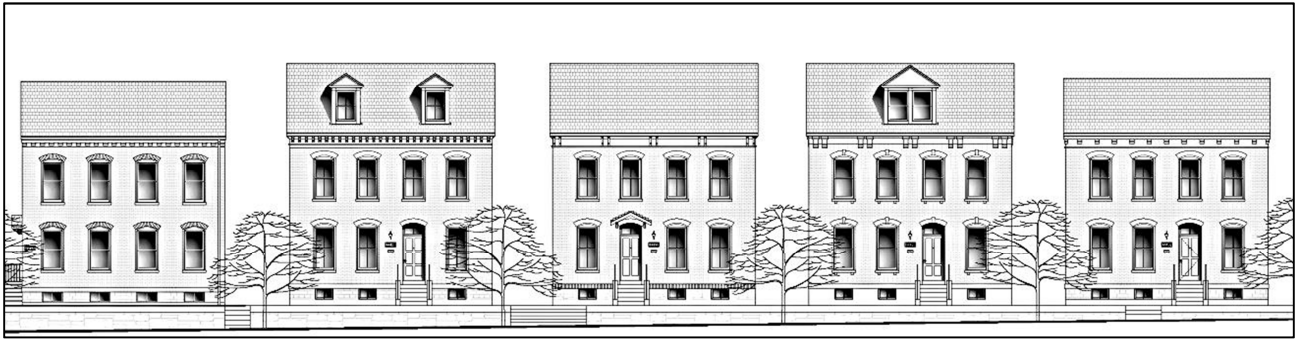
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that the visible side elevations of 2212 and 2230 have full brick gables; that the remaining side elevations have additional gable trim, and that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



PROPOSED SITE PLAN



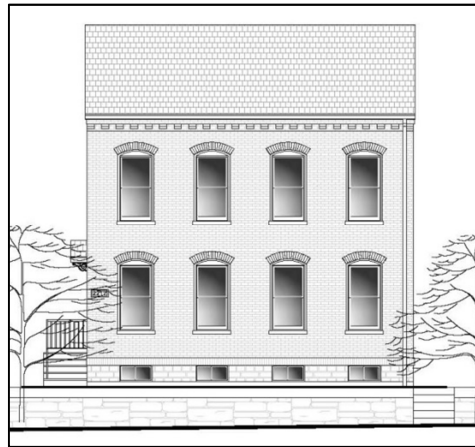
EXISTING STREETSCAPE WITH PROPOSED HOUSES



PROPOSED BUILDINGS



MODEL EXAMPLE AT 2254 SHENANDOAH



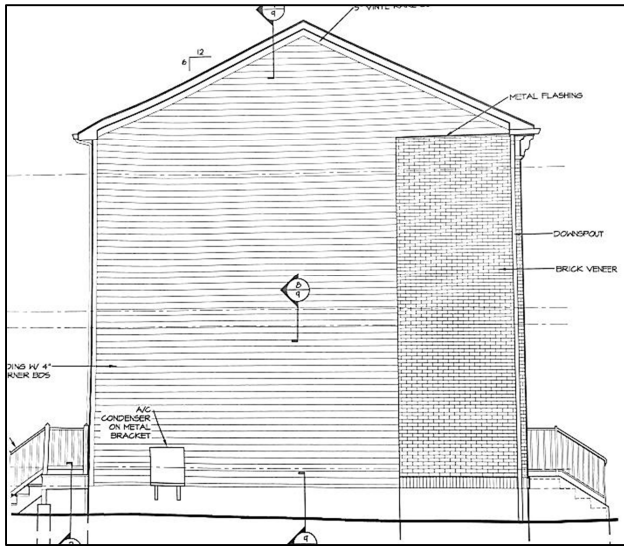
2212 SHENANDOAH



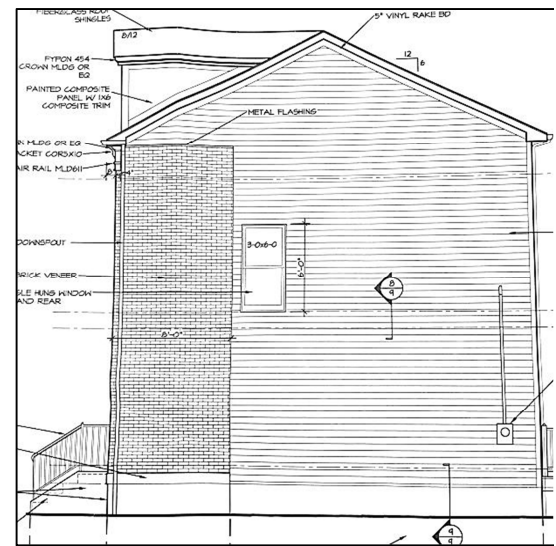
SIDE ELEVATION OF 2212 SHENANDOAH
WITH BRICK GABLE



SIDE ELEVATION OF 2230
WITH BRICK GABLE



TYPICAL EAST SIDE ELEVATION AS PROPOSED



TYPICAL WEST SIDE ELEVATION AS PROPOSED



SITE SHOWING HISTORIC STONE WALL



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

D.

DATE: April 25, 2016
ADDRESS: 3335 Missouri Avenue
ITEM: Preliminary Review: construct single family house on vacant lot
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Bob Bettis, Cultural Resources Office



3335 MISSOURI AVENUE

OWNER/DEVELOPER:

Lucas Signorelli

ARCHITECT:

John Killeen

STAFF RECOMMENDATION:

That the Preservation Board grant preliminary approval to the proposed new construction with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are approved by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct a single-family residence on a vacant parcel next to his current residence.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

PART III

HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

2. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric.

ARTICLE 1: DEFINITIONS

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
 1. Existing or once existing within:
 1. the Benton Park Historic District; or
 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 2. Offered to prove that:
 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 3. Of a comparable form, architectural style and use as:
 1. The building to receive the constructed or reconstructed element; or
 2. The building to be constructed.

The applicant has presented the adjacent house located at 3335 Missouri as the Model Example. The house is brick but covered in aluminum siding. The proposed new construction is a scaled-down version.

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions...which shall include the following:
 1. In the case of proposed construction or reconstruction...
 2. In the case of proposed new construction:
 1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
 2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.

Complies.

3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

The proposed infill building is contemporary in design but as it replicates the distinctive form of the Model Example, it is compatible in the historic district.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

1. Alignment
 1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....

Complies. The Public Facade will face Missouri.

2. Setback

1. New buildings shall have the same setback as adjacent buildings....

Complies. The setback of the block is somewhat irregular, but the proposed building will align with the neighboring house that is situated near the alley and back of the lot.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. There is considerable variation in height in the surrounding buildings. The block contains several one- and two- story buildings. The block also presents a substantial grade change from north to south, giving the street a varied sense of height. The proposed building's mass is not out of character for the block.

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).

2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

Complies.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Complies.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

Complies.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:

1. For walls:

1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.

2. Stone common to the Benton Park Historic District.
3. Scored stucco and sandstone.
4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Complies. The street facing façade will be brick.

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;
2. Cast-in-place concrete with a stone veneer; or
3. Cast-in-place concrete, painted.

Complies. The foundation will be limestone.

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies.

3. Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 3335 Missouri Avenue, is located in the Benton Park Local Historic District.
- The design for the new building uses the Model Example as a basis for "comparison and as a source of ideas for ... new construction" and introduces contemporary design while referencing the form, scale and material of the Model Example.
- The proposed massing, scale, and proportions of the building is appropriate for its site and compatible with adjacent buildings. The design is compatible as a contemporary design within the context of the block and district.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the proposed new construction with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are approved by the Cultural Resources Office.



PROPOSED FRONT ELEVATION



PROPOSED SITE PLAN (BRICK WALL NOT PART OF APPLICATION)



PROPOSED SOUTH FAÇADE WITH SALVAGED WINDOWS



CURRENT SITE. MODEL EXAMPLE AT RIGHT



STREETSCAPE NORTH ON MISSOURI



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: April 25, 2016
ADDRESS: 1303 Sidney Street
ITEM: Appeal of the Director's Denial of a two-story deck
JURISDICTION: Soulard Certified Local Historic District — Ward 7
STAFF: Andrea Gagen, Cultural Resources Office



1303 SIDNEY ST

OWNER/APPLICANT:
Rick Radford

RECOMMENDATION:
That the Preservation Board uphold the Director's Denial of the two-story deck, as it does not comply with the Soulard Historic District Standards.



THE CURRENT WORK:

The applicant applied for a permit to expand the existing two-story side porch at 1303 Sidney into a two-story deck that would fill the area between the buildings. The new deck would be attached to 1301 Sidney St. which is also owned by Mr. Radford. The proposed deck is not based on a Model Example as required under the Soulard Historic District standards. The drawings do not provide enough information to evaluate the plans for use of appropriate materials and design details. The permit was denied as the proposed deck does not meet the Soulard Historic District standards. The owner has appealed the denial.

RELEVANT LEGISLATION:

Excerpt from Ordinance #62382, the Soulard Historic District:

206.1 Reconstructed Appendages to Public and Semi-Public Facades

Reconstructed appendages shall be based on evidence of their prior existence (whole appendage) and/or on evidence at the building and/or on a Model Example (individual elements).

Comment: Evidence includes, but is not limited to, paint lines and profiles on the facade, indications of a former foundation, documented existence in terms of historical site plans and photographs.

206.2 New Appendages to Public Facades

New Appendages to Public Facades are prohibited.

206.3 New Appendages to Semi-Public and Private Facades

New porches, stoops and steps at Semi-Public and Private Facades shall be based on a Model Example.

Decks are prohibited at Semi-Public Facades except when those occur at the rear of a building.

Decks, whether constructed at a Semi-Public Facade at the rear of a building or at a Private Facade, must not:

- Obscure any architectural detail of the building such as windows, doors, or ornamental brick work; or

- Be visually dominant because of mass, scale, or topology of the land.

Does not comply. The proposed deck would extend the width of the gangway between 1301 and 1303 Sidney. It would also extend to the front of the buildings. The resulting deck would be much larger than the current two-story recessed corner porch and is not based on a Model Example.

206.3 Wood Elements on Appendages

Reconstructed wood elements shall be of wood, except architectural details such as brackets which may be of the materials listed under replacement materials for wood cornices (Section 201.8(3)(2)(3)). A Model Example shall be used.

Reconstructed wood handrails shall be one of the following:

A wood handrail based on a Model Example

The Soulard type (Georgian) handrail common to St. Louis (See Figure U).

Wood handrails shall receive one of the following finishes:

Paint;

An opaque stain; or

Natural Wolmanized wood (acceptable on Private Facade, only).

Partially complies. Although the plans lack detail and do not indicate materials, the owner has stated that it will have a Soulard-style handrail and will be stained or painted.

PRELIMINARY FINDINGS AND CONCLUSION:

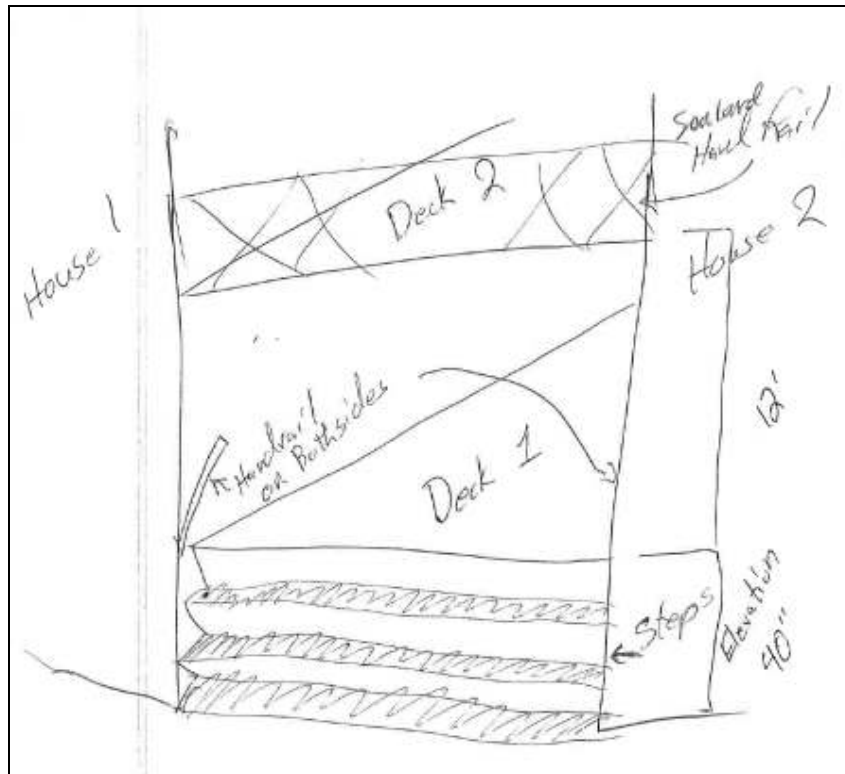
The Cultural Resources Office's consideration of the Soulard Historic District standards and the specific criteria for signs led to these preliminary findings.

- 1303 Sidney Street is located in the Soulard Local Historic District.
- The owner proposes to construct a two-story deck to extend between the buildings at 1301 and 1303 Sidney St. The deck would also extend to the building line.
- The proposed deck is not a reconstruction of the existing porch and is not based on a Model Example as required by the Soulard Historic District standards.
- The submitted plans do not provide enough information to evaluate the plans for use of appropriate materials and design details.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of an application for construction of a two-story deck, as the proposed work does not comply with the Soulard Local Historic District standards.



EXISTING GANGWAY AND SIDE PORCH



PROPOSED DECK ELEVATION



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: April 25, 2016
ADDRESS: 4530 McPherson Avenue
ITEM: Appeal of the Director's denial to retain landscape walls built without a permit
JURISDICTION: Central West End Local Historic District — Ward 28
STAFF: Bob Bettis, Cultural Resources Office



4530 MCPHERSON AVENUE

OWNER/APPLICANT:
Jacqueline Henmi

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the retaining wall does not comply with the Central West End Historic District Standards.



THE CURRENT WORK:

The appellant has applied for a building permit application to retain a wooden railroad tie retaining wall in front of the building at 4530 McPherson Avenue that was constructed without a building permit. The application was denied as the retaining wall does not meet the Central West End historic district standards. The owner has appealed the denial.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Central West End Historic District:

Walls, Fences and Enclosures

Walls, fences, gates and other enclosures form an important part of the overall streetscape. Original or historic walls, iron fences and gates, gatehouses, and other enclosures, as well as arches and other historic architectural features, shall always be preserved through repair and maintenance. When non-original or non-historic retaining walls or tie-walls require replacement, the original grade of the site shall be returned if feasible or more appropriate materials shall be used. New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought iron or evergreen or deciduous hedge when visible from the sidewalk or street, as is consistent with the existing dominant materials within the historic district.

Does not comply. The owner removed a non-compliant wooden “tie-wall” and replaced it with a new non-compliant wooden tie wall. While the standards state a preference for returning the grade of the site to its historic form, it does allow for the replacement of a wall in a “more appropriate” material if a grass terrace slope is not feasible. The appellant has not indicated any reason that re-establishing the historic grade would not have been a feasible alternative. The low height of the wall suggests that a natural-appearing slope would be achievable at this location.

The standards make it clear that tie-walls are not intended to be approvable under this section as the term “more appropriate” clearly refers to a different material. As new retaining walls are not allowed, it does not follow that the wood allowed for walls or fences in the following sentence should be interpreted to mean the material is suitable for a retaining wall.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office’s consideration of the Central West End Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 4530 McPherson Avenue is located in the Central West End Local Historic District.
- The retaining walls were constructed without a permit.
- The original slope of the front terrace had been altered previously by a non-compliant wood railroad tie retaining wall.

- The standards require that when a non-compliant wall is removed, the original grade of the property be returned if feasible; the appellant has not submitted evidence that the original grade cannot be restored.
- The standards also clearly state that if a “tie-wall” requires replacement, a more appropriate – different – material must be used.
- The retaining wall is highly visible and disrupts a long stretch of original earth terraces with slopes adjacent to the sidewalk.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director’s denial of the application as it does not comply with the Central West End Local Historic District standards.



VIEW OF PREVIOUS WALL IN PLACE FROM GOOGLE STREET VIEW MARCH 2015



VIEW OF CONSTRUCTED WALL



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE: April 25, 2016
ADDRESS: 2722 through 2900 Locust Street and 2727 through 2801 Locust — Ward: 5
ITEM: Nomination to the National Register of the Locust Street Automotive District Boundary Increase II
STAFF: Bob Bettis, Cultural Resources Office



2900 BLOCK OF LOCUST

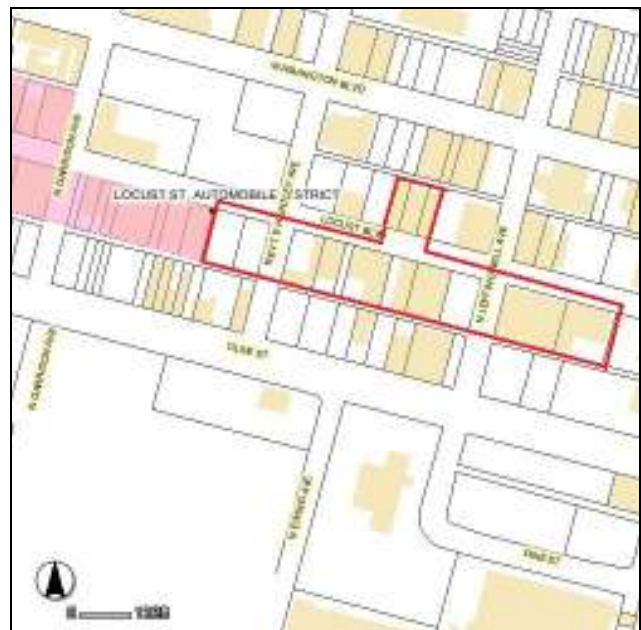
PREPARER:

Ruth Keenoy, Karen Bode Baxter, Tim Maloney, and Larry McEvoy

OWNER: Various

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the boundary expansion meets the requirements of National Register Criteria A and C.



Relevant Legislation:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

This second proposed addition to the Locust Street Automotive District includes 18 properties, 10 buildings and 6 lots, the remaining properties along Locust that were associated with St. Louis' early automobile row. All of the buildings are representative of either automotive distributorships, or automotive dealerships and retail businesses, or service stations as property types defined in the historic context, "Marketing and Servicing the Automobile," of the Multiple Property Documentation Form (MPDF) for the "Historic Auto-Related Resources of St. Louis [Independent City], MO." The properties in the proposed addition to the historic district meet Criterion A in the area of Commerce and C, architecture. The main reason these properties were not included in the earlier district boundaries is that they were covered with modern materials and did not display sufficient historic integrity to be considered contributing buildings.

The Cultural Resources Offices concurs that the proposed addition to the Locust Street Automotive District is eligible for listing in the National Register under Criteria A for history and C architecture.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

I.

DATE: April 25, 2016
ADDRESS: 200-444 North Fourth Street — Ward: 5
ITEM: Nomination to the National Register of the Mansion House Center
STAFF: Bob Bettis, Cultural Resources Office



200-444 NORTH FOURTH STREET

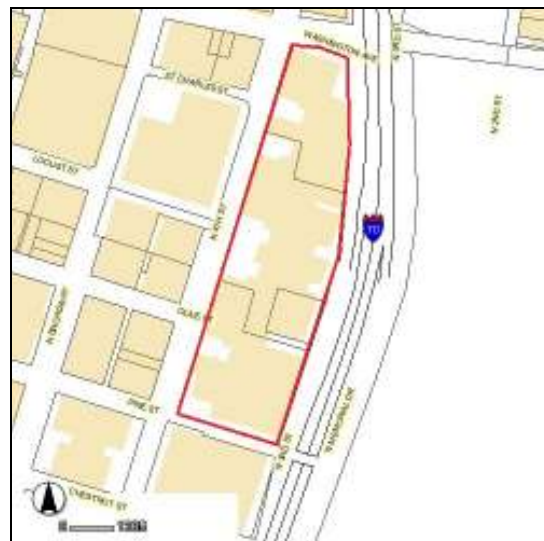
PREPARER:

Lynn Josse-Matt Bivens/Lafser &
Associates

OWNER: Mansion House Center

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements for listing in the of National Register.



Relevant Legislation:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The Mansion House Center Historic District is located at 200-440 N. Fourth Street in downtown St. Louis, Missouri. It consists of three residential towers, three three-story office buildings, a chapel, restaurant, parking garage and promenade, as well as the previously constructed Peabody Coal Company Headquarters (individually listed in the National Register in 2008). Constructed between 1964 and 1966, the Mansion House Center complex is locally significant under Criterion C in the area of Architecture. Designed chiefly by Richard Henmi and Hari Van Hoefen of the architectural firm Schwarz & Van Hoefen, Mansion House Center was designed as a single multi-block complex with numerous separated uses. In the words of the 2013 survey of Modern Movement architecture in St. Louis, it ushered St. Louis into “the era of the ‘megastructure.’ ” The district is therefore significant as a locally as the one example of the international architectural trend of the megastructure. The complex’s many uses were reflected in the variety of architectural language used to differentiate the parts of the complex. Each use was expressed in a different idiom, resulting in a combination of International Style and other Modern Movement architectural styles in the various parts. In particular, the three towers were among the first examples of the steel and glass International Style aesthetic in the City of St. Louis, and stand as one of only two 1960s examples of this aesthetic applied to tall residential buildings. The complex is therefore also significant as a locally pioneering example of the International Style aesthetic. The period of significance begins in 1964, the date of final architectural drawings and the beginning of construction for Mansion House Center, and ends in 1966, when most of the complex was completed and the first residents moved in.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion C for architecture and also under Criterion A for history in the area of Community Planning and Development as a significant example of an urban renewal project in the St. Louis Central Business District.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

J.

DATE: April 25, 2016
ADDRESS: 700-720 North Tucker — Ward: 5
ITEM: Nomination to the National Register of the Midwest Terminal Building
STAFF: Bob Bettis, Cultural Resources Office



700-720 NORTH TUCKER

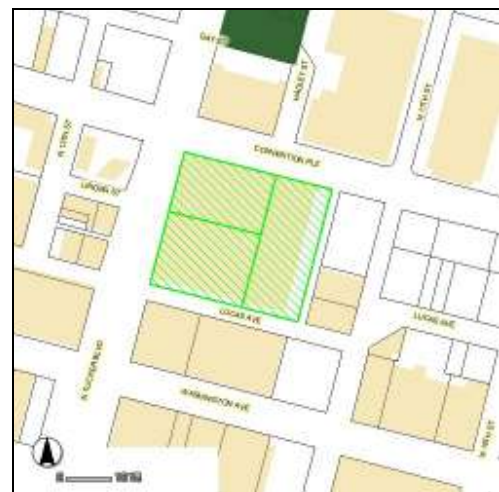
PREPARER:

Matt Bivens/Lafser & Associates

OWNER: Globe Building Company

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria A.



Relevant Legislation:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The Midwest Terminal Building was presented for consideration at the January 2016 meeting for significance under Criterion C, architecture. It has been resubmitted for consideration of historical significance.

The Midwest Terminal Building at 700 North Tucker Boulevard constructed in 1932 is eligible for local listing in the National Register of Historic Places (NRHP) under Criterion A in Military history. Its significance is relative to historically significant production of aeronautical mapping and aids to navigation implemented there that directly aided United States and Allied military aviation during World War II. The property is primarily significant in the context of World War II Aviation as an excellent example of a "Production Plant" (as identified by the National Park Service) which was the only one in Missouri and one of a few in active duty in the United States associated with aviation mapping. Aeronautical Charts, made for the United States and Allied forces between 1943 and 1946, were essential in locating "Aids to Navigation" as well as airports, runways, and strategic points; without them, pilots would have flown blindly and the result of the war could have been much different. The building subsequently housed the St. Louis Globe Democrat from 1959 until 1986.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criteria A for history.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

K.

DATE: April 25, 2016
ADDRESS: 1222 Spruce Street — Ward: 7
ITEM: Nomination to the National Register of the St Louis Mart and Terminal Warehouse
(current name: Robert A. Young Federal Building)
STAFF: Betsy Bradley, Cultural Resources Office

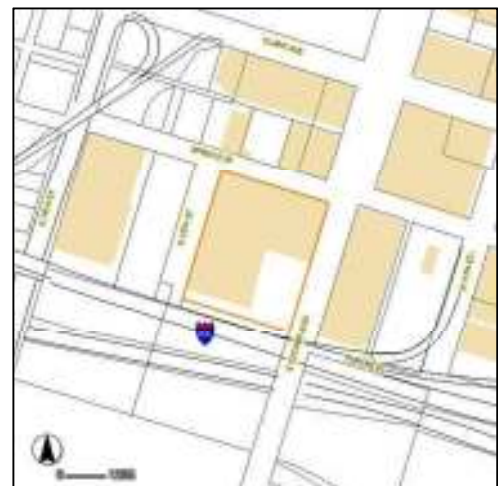


1222 SPRUCE STREET

PREPARER:
ICF Jones & Stokes Architectural Historians and
GSA

OWNER: GSA

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria A and C.



Relevant Legislation:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The St. Louis Mart and Terminal Warehouse, built in 1933, is a significant component of St. Louis' commercial transportation and goods distribution function. The St. Louis Mart and Terminal Warehouse meets National Register criterion A for Industry for its historic associations with trace, and specifically the railroad industry. Constructed in the midst of the Great Depression by the Terminal Railroad Association of St. Louis as a state-of-the-art sales center, the building reaffirmed St. Louis as one of the largest railway hubs in the world and the "gateway to the west." Additionally the St. Louis Mart and Terminal Warehouse is eligible under Criterion C for architecture as an excellent example of an early 20th Century skyscraper designed in the Art Deco style and as an exemplar of regional expression of industrial architecture, specifically warehouses. The building was designed by Preston J. Bradshaw, a native son of St. Louis and one of the city's most prolific and talented architects.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under criteria for history and architecture.